



OFFICE OF PLACER COUNTY ASSESSOR

Kristen Spears, Assessor

2980 Richardson Drive
Auburn, CA 95603-2640
E-mail: assessor@placer.ca.gov

Telephone (530) 889-4300
Fax (530) 889-4305
www.placer.ca.gov/assessor

2009-10 DECLINE IN VALUE REVIEW (Commercial)

(This form is not an Application for Changed Assessment i.e. Assessment Appeal)

California Revenue and Taxation Code Section 51 authorizes the Assessor to **temporarily** lower the taxable value of any real property when the assessed value is greater than the market value as of the January 1st lien date. If you believe the market value of your property as of **January 1, 2009**, was less than the Proposition 13 assessed value, please provide the information below and return this request to the Assessor's Office postmarked no later than **December 31, 2009**.

Property Owner Information

Assessor's Parcel Number: _____

Name: _____

Mailing Address: _____

Property Address: _____

Daytime Telephone (8:00 am-5:00 pm): _____ E-mail Address: _____

Property Information

Assessed Value as of **January 1, 2009**: _____

(Available on your July 2009 Assessment Notice or at www.placer.ca.gov/assessor/assessment_inquiry.aspx)

Owner's Opinion of Value as of **January 1, 2009**: _____

Property Type ☐ Apartment ☐ Retail ☐ Office ☐ Industrial ☐ Other _____

Is property income producing? ☐ Yes ☐ No If yes, please complete page 2

ASSESSMENT APPEAL INFORMATION: To protect your appeal rights, an Application for Changed Assessment must be filed between July 2 and September 15, 2009. Applications must be obtained and filed with the Clerk of the Assessment Appeals Board at 175 Fulweiler Avenue, Auburn, CA 95603, or by calling (530) 889-4020 or visit their website at www.placer.ca.gov/bos/Clerk.aspx.

AVOID PENALTIES: Property taxes are due and payable by the delinquent date on the property tax bill. Your request for a Decline in Value Review does not preclude you from paying it timely.

SUPPORTING DOCUMENTATION: Please provide any information that supports your opinion of value. This may include market sales comparables, a current appraisal, listing(s), written value estimates from realtors, repair permits, or information on the condition of this property. If the property is income producing, please submit: (1) A current rent roll showing all occupied areas, the rents being received, all vacant areas, and the rents being asked; (2) Operating statements for the last two years; (3) Any information on renegotiated leases or rental concessions.

PLEASE COMPLETE REVERSE SIDE –

Please attach additional pages if necessary or attach a copy of your current rent roll.

1. Is this property totally owner-occupied? ☐ Yes ☐ No If yes, only complete #7 through #9

2. Is this property partially owner-occupied? ☐ Yes ☐ No

Square feet owner- occupied _____ Or Percentage owner-occupied _____

3. Please provide income and expense information.

Unit No.	Name of Tenant	Size of Unit in Sq.Ft.	Monthly Rent	Month & Year		Expenses Paid by Tenant (Please check)						
				Beginning Of Lease	End of Lease	Exterior Maintenance	Interior Maintenance	Property Tax	Insurance	Utilities	Other	

ANNUAL EXPENSES

Management	\$ _____	Insurance	\$ _____
Exterior Maintenance	\$ _____	Utilities	\$ _____
Interior Maintenance	\$ _____	Janitor	\$ _____
Other	\$ _____	Real Estate Taxes	\$ _____

4. What is the annual overage rent? \$ _____ or _____ %

Is this amount included above? ☐ Yes ☐ No

5. Average Vacancy \$ _____ or _____ %

6. Annual Collection Losses \$ _____ or _____ %

7. Please indicate the value of Personal Property (if any) included in your acquisition. \$ _____

8. What was your anticipated annual gross income at the acquisition date? \$ _____

9. Were there any structural alterations made since your acquisition? ☐ Yes ☐ No

Amount paid by Owner \$ _____ Amount paid by tenant \$ _____

10. What is your standard allowance for tenant improvements per square foot \$ _____

Is this amount included above? ☐ Yes ☐ No If yes, please describe below _____

Please attach any additional information you feel should be called to our attention, such as a statement of the condition, listing of personal property (item #7), or any history which may be pertinent to your acquisition.